



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 13, 2021

CASE No.: **ZON21-00689**

PROJECT NAME: **Elliott 94 / METP**

Owner's Name:	Mesa Growth Properties LLC
Applicant's Name:	Adam Baugh, Withey Morris
Location of Request:	Within the 9300 through 9500 blocks of East Elliot Road (north side) and 3400 to 3600 blocks of 94th Place (west side). Located east of Ellsworth Road on the north side of Elliot Road.
Parcel No(s):	304-04-925
Request:	Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial with Planned Area Development Overlay (LI-PAD)
Council District:	6
Site Size:	14± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	October 13, 2021 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 22, 1990**, the City Council approved the annexation of approximately 1,228± acres of land, including the subject site (Case No. A88-014, Ordinance No. 2483).

On **May 3, 1990**, the City Council approved comparable zoning for 1,234± acres of recently annexed property that included the subject property and subsequently zoned the property to Suburban Ranch (SR) (equivalent to Single Residence 43 [RS-43]) (Case No. Z90-010, Ordinance No. 2512).

On **June 5, 2006**, the City Council approved to rezone the subject property from SR to Light Industrial (M-1) (equivalent to Light Industrial [LI]) as part of a larger 75± acre rezoning to bring the property into conformance with the Mesa 2025 General Plan (Case No. Z06-027, Ordinance No. 4556).

On **January 22, 2008**, the City Council approved a Development Master Plan (DMP) (equivalent to a Planned Area Development [PAD]) for a 278± acre area, including the subject property. The DMP established design guidelines to facilitate a cohesive design theme for the development of the First Mesa Commerce Centre (FMCC), an industrial/employment park (Case No. Z07-114, Ordinance No. 4803).

On **November 3, 2014**, the City Council approved an overlay zoning designation on 1,054 acres of property along the Elliot Road (i.e., the Elliot Road Technology Corridor [ERTC] Planned Area Development [PAD] overlay). The overlay zoning designation allows properties within the boundary of the overlay to opt-in to the zoning overlay and receive a zoning designation of Employment Opportunity District (EO) zoning after approval of the opt-in process (Z14-045, Ordinance No. 5255).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review of an initial site plan to allow for the development of two, multi-tenant industrial buildings in the Light Industrial zoning district with a Planned Area Development Overlay (LI-PAD). The applicant is choosing not to opt-in to the Elliot Road Technology Corridor and will be developing the subject site according to the development standards approved on January 22, 2008, for the First Mesa Commerce Centre (FMCC) (Case no. Z07-114, Ordinance No. 4803).

The site is located at the northwest corner of Elliot Road and 94th Place and is undeveloped. The proposed site plan shows the development of a 100,115 square foot and 112,665 square foot building on the subject site. Specific use(s) of the buildings have not been identified, but future uses may include a variety of light industrial, manufacturing, or warehousing uses as permitted in the LI District, per Section 11-7-2 of the Mesa Zoning Ordinance (MZO).

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Employment. Per Chapter 7 of the General Plan, the focus of the Employment character area is primarily employment type lands uses consisting of at least 20 acres and its intent is to provide a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park type uses.

The proposed development is consistent with the goals of the Employment character area as the industrial use(s) will create opportunities for various employment types and contribute to the General Plan's goals of creating employment within the city. Staff reviewed the request

and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

The subject property is also located in the Gateway Strategic Development Plan Elliot Road Technology Corridor. Per the Gateway Strategic Plan, the intent of the plan is to provide an employment center that maximizes the value of Phoenix Mesa Gateway Airport and job creation. Development is intended to be intense, of high-quality and provide for pedestrian oriented activity with unique and attractive public spaces, buildings, and site design. The proposed development conforms with the recommendations of the Gateway Strategic Development Plan for the Elliot Road Technology Corridor.

Zoning District Designations:

The subject property is zoned LI-PAD. Per Section 11-7-2 of the MZO, the LI zoning district permits a variety of industrial uses including manufacturing and warehousing.

PAD Overlay – MZO Article 3, Chapter 22:

The subject site is within the FMCC PAD overlay. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. The FMCC PAD includes design guidelines to facilitate a cohesive theme for the development and does not allow for modifications to certain LI District development standards. The proposed development complies FMCC PAD overlay design guidelines and Section 11-7-3 of the MZO.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, uses permitted in the LI District, Section 11-7-2 of the MZO, are allowed in the AOA3.

Site Plan and General Site Development Standards:

The proposed site plan shows development of two, multi-tenant industrial buildings on the property. The south building along Elliot Road is 100,115 square feet and the north building two is 112,665 square feet. The site plan also shows the truck docks and loading bays for each building facing each other in the middle of the site and eight-foot-high walls to screen the loading and services areas in compliance with the screening requirements outlined in Section 11-30-9 of the MZO.

Access to the site is provided from both Elliot Road and 94th Place. Internal circulation is provided by a 26 feet wide drive aisle around the buildings, and vehicular parking areas is proposed around the perimeter of the site and adjacent to the south side of Building A and the north side of building B. Landscape improvements are provided along the streets and interior property lines, within parking lot islands and foundation base areas in compliance with the landscape requirements of Chapter 33 of the MZO. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board is scheduled to review the subject request on October 12, 2021. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC-PAD Undeveloped	North LI-PAD Undeveloped	Northeast (Across 94 th Place) LI-PAD Undeveloped
West LC-PAD Undeveloped	Subject Property LI-PAD Undeveloped	East (Across 94 th Place) LI-PAD Undeveloped
Southwest (Across Elliot Road) PC Industrial - under construction	South (Across Elliot Road) PC Industrial - under construction	Southeast (Across Elliot Road) PC Industrial - under construction

Compatibility with Surrounding Land Uses:

Currently, the subject site is surrounded by undeveloped land. The property to the north and across 94th Place are zoned LI-PAD and are anticipated to develop in a manner compatible with the proposed industrial development. The property to the west is currently zoned to allow commercial uses. A 60 feet wide retention and landscape area along the west line creates a buffer between the subject site and future commercial development to the west. Across Elliot Road to the south, is the Eastmark Planned Community and is it anticipated that the property along the south side of Elliot Road will development in a manner compatible with the proposed development.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site, as well as HOAs within a half-mile, and registered neighborhoods within one mile of the site. The applicant conducted a virtual neighborhood meeting on August 10, 2021. No property owners, HOA or neighborhood representatives attended the meeting. As of the writing of this report, staff received one email from the property owner to the east requesting the dock courts be screened. As previously noted, the site plan shows a wall and opaque gates, eight feet in height, screening the docks and service area. Staff will provide the Board with any new information during the scheduled Study Session on October 13, 2021.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request for approval of an initial site plan is consistent with the General Plan, the Gateway Strategic Development Plan, and the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO. Additionally, the request meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with Ordinance 4803.
2. Compliance with the final site plan and landscape plan submitted.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard avigation easement and release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 2 miles of the Phoenix-Mesa Gateway Airport.
 - d. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
5. Compliance with all City development codes and regulations.

Exhibits:**Exhibit 1-Staff Report****Exhibit 2-Vicinity Map****Exhibit 3-Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4-Citizen Participation Report